

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12902 of the National Society of the Daughters of the American Revolution, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.44 to permit an addition to an office building housing a non-profit organization in an SP-2 District at the premises 1776 D Street, N. W. (Square 173, lot 809),

HEARING /DATE: March 21, 1979

DECISION DATE: March 21, 1979 (Bench Decision)

FINDINGS OF FACT:

1. The subject property occupies the entire city block bounded by 17th, 18th, C and D Streets, N. W. and is known as 1776 D Street, N. W. It is in an SP-2 District which houses the National Headquarters of the National Society of the Daughters of the American Revolution.

2. The subject lot is improved with a two story building. The west end of the building houses Constitution Hall which is utilized for numerous cultural events open to the public. The east end of the structure, known as Continental Memorial Hall, houses the library of the National Society of the Daughters of the American Revolution as well as period rooms depicting life in other time periods in the U. S. The center of the facility is utilized for administrative offices.

3. The applicant seeks permission to close in a court at the center of the interior of the building to provide additional administrative office space of approximately 4,600 square feet. The building presently has a gross floor area of approximately 109,000 square feet, while the maximum permitted is approximately 400,000 square feet. Thus, including the addition, the gross floor area of the subject building would still be well below the maximum permitted.

4. The applicant is a non-profit organization

5. With the proposed addition there will be no change in the use, height, bulk, or design of the present building. The court yard will be enclosed only to the existing roof. It will not be visible from any direction and accordingly, there will be no need for any special treatment as to screening.

6. There will be no additional staff and accordingly, no traffic impact engendered by the addition.

7. There was no opposition to the application.

8. ANC-2A made no recommendation on the application.

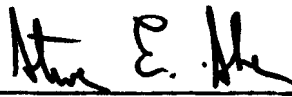
CONCLUSIONS OF LAW

Based on the record the Board concludes that the applicant has complied with the requirements of Paragraph 4101.44 of the Zoning Regulations. The addition will not be visible and thus requires no screening or special treatment. The addition is completely consistent with the use and nature of the existing building, and will result in no additional traffic. The Board further concludes that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 4-0 (William McIntosh, Chloethiel Woodward Smith, Charles Norris and Leonard McCants, to grant).

BY THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 10 APR 1979

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER EFFECTIVE DATE OF THIS ORDER.